



PC AGENDA: 6-26-02

ITEM: 3.a.

Memorandum

TO: PLANNING COMMISSION

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: June 17, 2002

COUNCIL DISTRICT: 6

SUBJECT: VACATION OF SAN FERNANDO STREET BETWEEN BUSH AND WILSON STREETS

BACKGROUND

This is a request to vacate San Fernando Street, between Bush and Wilson Streets. The request to vacate the street is in conjunction with an adjoining mixed use development, which includes a public park (File No. PDC 98-01-012). The area to be vacated will be incorporated into a 6-acre neighborhood park planned for the area. Avalon Bay Communities, the property owner, submitted the request.

The Department of Public Works has no objections to the proposed vacation and recommends that it be approved. All concerned utility companies have been contacted and have no objections to the proposed vacation, provided that a public service easement is reserved. Accordingly, a public service easement and a pedestrian access easement will be reserved over the entire portion of the right-of-way proposed to be vacated.

This vacation is in conformance with the adopted San José 2020 General Plan Land Use/Transportation Diagram. The street vacation is also in substantial conformance with the adopted Midtown Specific Plan.

CEQA

This project was found to be adequately considered by a Final Supplemental EIR entitled, "Westpark Apartments," and findings were adopted by City Council Resolution No. 68748, on February 10, 1999.

RECOMMENDATION

Planning Staff recommends approval of the vacation to the satisfaction of the Director of Public Works.

Stephen M. Haase, AICP, Director
Planning, Building and Code Enforcement

Attachment

C: Peter McMorow, Avalon Bay Communities, 4340 Stevens Creek Blvd #275, San Jose, CA 95129

